

177.0

0002

0026.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

645,500 / 645,500

USE VALUE:

645,500 / 645,500

ASSESSED:

645,500 / 645,500


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		PIEDMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COHEN ILENE
Owner 2:	JACOBY SUSAN
Owner 3:	

Street 1: 71 PIEDMONT ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: WEST EDITH/ LIFE ESTATE -

Owner 2: PEACOCK NANCY -

Street 1: 71 PIEDMONT ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 4,986 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Wood Shingle Exterior and 1248 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4986		Sq. Ft.	Site		0	70.	1.14	6									398,706						398,700	

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								119482
								GIS Ref
								GIS Ref
								Insp Date
								08/31/18

USER DEFINED

Prior Id # 1:	119482
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	03:46:10
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID									PAT ACCT.	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	246,800	0	4,986.	398,700	645,500	645,500	Year End Roll	12/18/2019
2019	101	FV	210,300	0	4,986.	393,000	603,300	603,300	Year End Roll	1/3/2019
2018	101	FV	209,800	0	4,986.	301,900	511,700	511,700	Year End Roll	12/20/2017
2017	101	FV	209,800	0	4,986.	284,800	494,600	494,600	Year End Roll	1/3/2017
2016	101	FV	209,800	0	4,986.	262,000	471,800	471,800	Year End	1/4/2016
2015	101	FV	197,200	0	4,986.	244,900	442,100	442,100	Year End Roll	12/11/2014
2014	101	FV	197,200	0	4,986.	225,600	422,800	422,800	Year End Roll	12/16/2013
2013	101	FV	197,200	0	4,986.	225,600	422,800	422,800		12/13/2012

BUILDING PERMITS											ACTIVITY INFORMATION										
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name									
7/19/2019	1100	New Wind	15,055	C					8/31/2018	MEAS&NOTICE	HS	Hanne S									
4/7/2016	390	Re-Roof	8,800					REROOF	6/20/2012	Info Fm Prmt	BR	B Rossignol									
6/7/2012	720	Redo Bat	9,675	C					11/15/2008	Meas/Inspect	336	PATRIOT									
5/4/2012	570	Manual						DUMPSTER	3/31/2000	Inspected	263	PATRIOT									
5/4/2012	571	Add Bath	12,500					ADD 2ND FLOOR DORM	1/4/2000	Mailer Sent											
									12/30/1999	Measured	243	PATRIOT									
									7/19/1993		MF										
										Sign:	VERIFICATION OF VISIT NOT DATA										

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 5 - Cape	1T - 1 & 3/4 Sty	Full Bath: 1	Rating: Good	A Bath: 1	Rating: Very Good	of= sink in basement.								2	4	4	4					
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:	A 3QBth:	Rating:									2	WDK	4						
Foundation: 1 - Concrete	Frame: 1 - Wood	1/2 Bath:	Rating:	A HBth:	Rating:																	
Prime Wall: 1 - Wood Shingle	Sec Wall:	OthrFix: 1	Rating: Fair	Kits: 1	Rating: Good	1st Res Grid	Desc: Line 1	# Units: 1														
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	A Kits:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O									HST	24	16	16					
Color: GRAY	View / Desir:	Frl:	Rating:	Other									FFL	24								
GENERAL INFORMATION				WSFlue:	Rating:	Upper									BMT		TQS					
Grade: C - Average	Year Blt: 1957	Eff Yr Blt:	Const Mod:	Lvl 2											FFL							
Alt LUC:	Alt %:	Jurisdct: G13	Lump Sum Adj:	Lvl 1											BMT							
				Lower																		
INTERIOR INFORMATION				Totals	RMS: 6	BRs: 3	Baths: 1	HB														
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	Partition: T - Typical	DEPRECIATION	REMODELING	RES BREAKDOWN													5	6	5	
Sec Int Wall:	Prim Floors: 3 - Hardwood	Sec Floors:	Total: 18.6	Phys Cond: GD - Good	Functional:	Exterior:	No Unit	RMS	BRs	FL									4	WDK		
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar:	Electric: 3 - Typical	Economic:	Special:	Interior:	1	6	3													
Insulation: 2 - Typical	Int vs Ext: S	Adj \$ / SQ: 141.736	NBHD Inf: 1.00000000	Override:		Additions:																
Heat Fuel: 1 - Oil	Heat Type: 3 - Forced H/W	NBHD Mod:	LUC Factor: 1.00	Total: 18.6		Kitchen:																
# Heat Sys: 1	% Heated: 100	LUC Factor: 1.00	Adj Total: 303237			Baths:																
Solar HW: NO	Central Vac: NO	Depreciation: 56402	Final Total: 246835			Plumbing:																
% Com Wall	% Sprinkled:	Depreciated Total: 246835				Electric:																
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val																
Make: [] Model: [] Serial #: [] Year: [] Color: []				Juris. Factor: 1.00	Before Depr: 141.74	Final Total: 246800	Val/Su Net: 110.57	Val/Su SzAd: 197.76														
SPEC FEATURES/YARD ITEMS				PARCEL ID	177.0-0002-0026.0												IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
2	Frame Shed	D	Y	16X8	A	AV	1970		0.00	T	39.2	101										
More: N	Total Yard Items:			Total Special Features:			Total:															